

SITE INFORMATION:

SITE AREA: 29,201 SF (0.67 AC)
 PROPOSED BUILDING HEIGHT: APPROX 35 FT (3 STORIES)
 PROPOSED DWELLING UNITS: 40 STUDIO APARTMENTS
 TOTAL LOT COVERAGE: 10,218 SF (35%)
 ZONING CLASSIFICATION: OTBD - 1
 PROPOSED SCREENING: LANDSCAPED AREAS
 AIRPORT PROTECTION DISTRICT SUBDISTRICT: APD SUBDISTRICT D
 USE CLASSIFICATION: 1.115 SINGLE FAMILY APARTMENT ABOVE PERMITTED NON-RESIDENTIAL USE
 WATER PROVIDER: CITY OF ARLINGTON
 SEWER PROVIDER: CITY OF ARLINGTON
 SCHOOL DISTRICT: ARLINGTON 16
 FIRE PROTECTION DISTRICT: ARLINGTON

AREAS ON SITE:
 BUILDING FOOTPRINT: 10,218 SF
 ASPHALT PARKING/DRIVE: 13,029 SF
 CONCRETE SIDEWALK: 1,930 SF
 DUMPSTER PAD: 162 SF
 LANDSCAPING: 2,387 SF

PARKING CALCULATIONS:
 40 STUDIO APARTMENTS
 40 UNITS X 1.25 SPACES/UNIT = 50
 10% REDUCTION FOR TRANSIT: 50 - 5 = 45
 REQUIRED PARKING = 45 SPACES

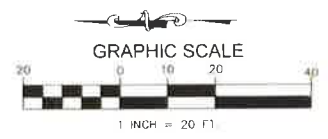
PROPOSED PARKING:
 PARKING SPACES ON LOT = 40
 PARKING ALONG FRONTAGE: 220' (FRONTAGE)/26' (PER SPACE) = 8 SPACES
 TOTAL PROPOSED/AVAILABLE PARKING: 48 SPACES

SHADING CALCULATION:
 TOTAL PARKING SPACE AREA = 6,688 SF
 SHADED PARKING SPACES AREA = 2,079 SF
 PERCENTAGE OF PARKING SPACES TO BE SHADED:
 2,079 SF / 6,688 SF = 31%

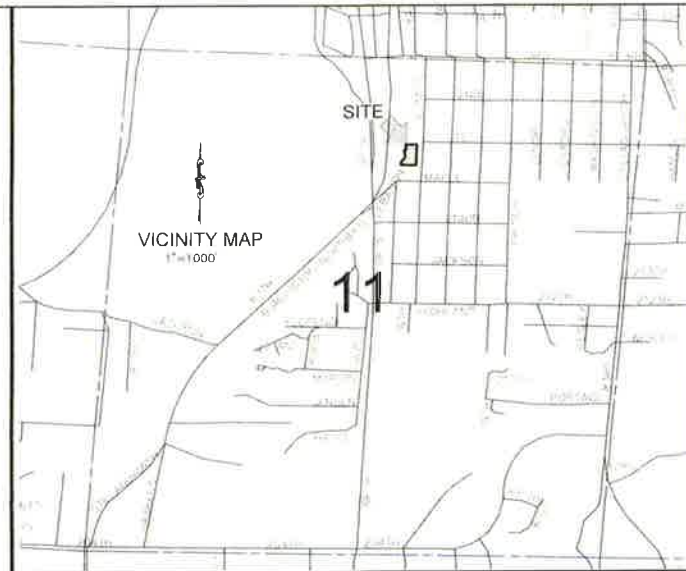
CITY OF ARLINGTON - EMORY LOFTS
FILE NO.: PLN#406
PORTION OF SEC. 11, TWP. 31 N., RGE. 05 E., W.M.

BIKE RACK CALCULATIONS:
 REQUIRED BIKE STALLS = 10% OF REQUIRED PARKING SPACES
 REQUIRED BIKE STALLS = 45 X 0.1 = 4.5 = 5 STALLS
PROPOSED BIKE RACK SPACES:
 40 SPACES (INDOOR BIKE RACK)

NOTES:
 1. PARKING LOT LIGHTING WILL BE PLACED ON THE BACK FACE OF THE BUILDING.
 2. ALL SDMH, SSMH, SSCO, AND CB SHOWN ARE EXISTING.
 3. ACCESS AND UTILITIES EASEMENT GRANTED TO THE CITY RECORDED UNDER AUDITOR'S FILE NUMBER 2018.

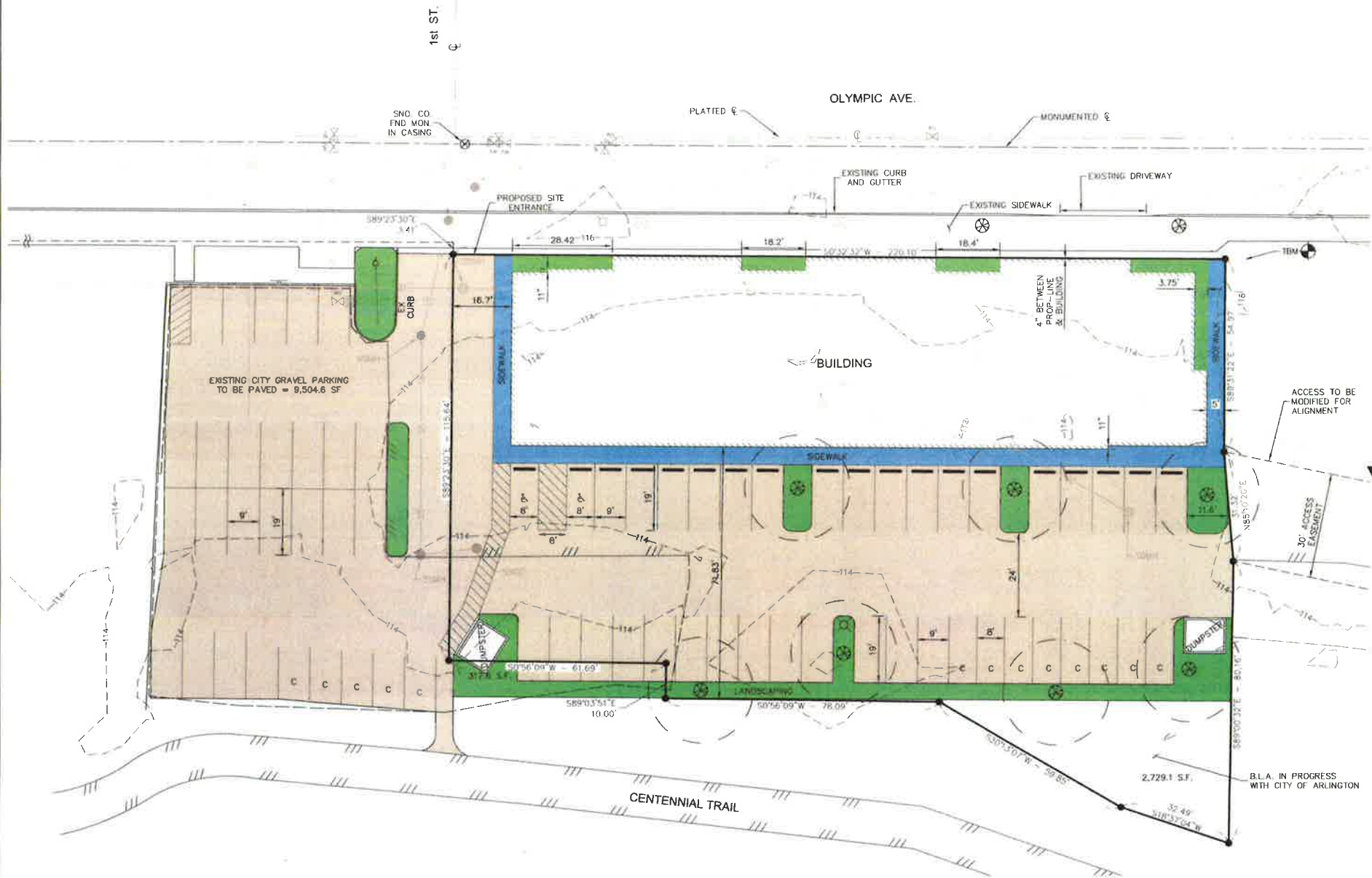


DATUM: NAVD 88
 ON SITE TBM 134-2-1
 FND BAR & CAP LS #19631
 SE CORNER OF PROPERTY
 ELEV=114.45'



LEGAL DESCRIPTION:
 A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE SOUTH 88 DEGREES 41'15" EAST (BEARINGS ARE BASED ON SURVEY BY CASCADE SURVEYING AND ENGINEERING, INC. DATED MAY 30, 1996), ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 323.50 FEET TO THE WEST LINE OF OLYMPIC AVENUE (FORMERLY RAILROAD AVENUE), ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2, OF PLATS, PAGE 9, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, THENCE SOUTH 00 DEGREES 18'52" WEST ALONG SAID WEST LINE OF OLYMPIC AVENUE A DISTANCE OF 220.09 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LOT 15, BLOCK 7, OF SAID PLAT OF THE TOWN OF ARLINGTON, PROJECTED WESTERLY;
 THENCE NORTH 89 DEGREES 21'22" WEST ALONG SAID WESTERLY PROJECTION A DISTANCE OF 59.26 FEET;
 THENCE SOUTH 85 DEGREES 10'20" WEST A DISTANCE OF 31.32 FEET;
 THENCE NORTH 89 DEGREES 00'32" WEST A DISTANCE OF 80.16 FEET;
 THENCE NORTH 18 DEGREES 37'04" EAST A DISTANCE OF 32.49 FEET;
 THENCE NORTH 30 DEGREES 13'07" EAST 59.85 FEET;
 THENCE NORTH 00 DEGREES 56'09" EAST 78.09 FEET;
 THENCE SOUTH 89 DEGREES 03'51" EAST 10.00 FEET;
 THENCE NORTH 00 DEGREES 56'09" EAST 61.69 FEET TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE CENTERLINE OF FIRST STREET
 THENCE SOUTH 89 DEGREES 23'30" EAST ALONG SAID WESTERLY PROJECTION 119.05 FEET TO THE TRUE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



LEGEND:

- | | | | | | |
|--|-------------------------------|--|----------------------------------|--|--|
| | PROPERTY LINE | | EXISTING TREE | | EXISTING WATER METER |
| | PROPOSED EDGE OF SIDEWALK | | PROPOSED TREE | | EXISTING POWER POLE |
| | PROPOSED PARKING LOT/DRIVEWAY | | PROPOSED TREE SHADE (15' RADIUS) | | PROPOSED LIGHT POLE |
| | PROPOSED PARKING STALL | | PROPOSED CONCRETE SIDEWALK | | REBAR L.S. 12716 R.O.S./A.F. #9709245001 |
| | PROPOSED BUILDING | | PROPOSED PAVEMENT | | EXISTING CONTOUR |
| | EXISTING EDGE OF PAVEMENT | | PROPOSED LANDSCAPING | | EXISTING BLOW-OFF ASSEMBLY |
| | EXISTING EDGE OF GRAVEL | | EXISTING WATER VALVE | | |
| | EXISTING SANITARY SEWER LINE | | EXISTING FIRE HYDRANT | | |
| | EXISTING WATER MAIN | | EXISTING LIGHT POLE | | |
| | EXISTING STORM LINE | | | | |
| | EXISTING GAS LINE | | | | |

TAX PARCEL NUMBER:
 310511 001 043 00
SITE ADDRESS:
 104 S OLYMPIC AVENUE
 ARLINGTON, WA 98223
OWNER:
 OLYMPIC PROPERTY HOLDINGS LLC
 7421 284TH ST NE
 ARLINGTON, WA 98223
APPLICANT:
 GRANDVIEW NORTH LLC
 159 N OLYMPIC AVENUE
 ARLINGTON, WA 98223
 360 435-7171
CONTACT PERSON(S):
 RANDY DEVOIR
 CASCADE SURVEYING & ENGINEERING, INC.
 P.O. BOX 326
 ARLINGTON, WA 98223
 PHONE: (360)435-5551
 RANDY@CASCADESURVEYING.COM
CIVIL ENGINEER:
 FREDERICK F. POYNER, P.E., P.L.S.
 CASCADE SURVEYING & ENGINEERING, INC.
 P.O. BOX 326
 ARLINGTON, WA 98223
 PHONE: (360)435-5551
SURVEYOR:
 FREDERICK F. POYNER, P.E., P.L.S.
 CASCADE SURVEYING & ENGINEERING, INC.
 P.O. BOX 326
 ARLINGTON, WA 98223
 PHONE: (360)435-5551

CASCADE SURVEYING & ENGINEERING, INC.
 Engineers Surveyors Planners
 P.O. BOX 326 ARLINGTON, WASHINGTON 98223
 PHONE: (360) 435-5551
 WWW.CASCADESURVEYING.COM

DESIGNED	R.D.	DATE	01/18	DATE	01/18	DATE	01/18	DATE	01/18	DATE	01/18

GRANDVIEW NORTH LLC
EMORY LOFTS
SITE PLAN
 CITY FILE NO. #406

V:\21548\DWG\PRELIMINARY\21548 SITE PLAN.DWG (SITE PLAN)



WEST ELEVATION

SCALE: 1/8"=1'-0"



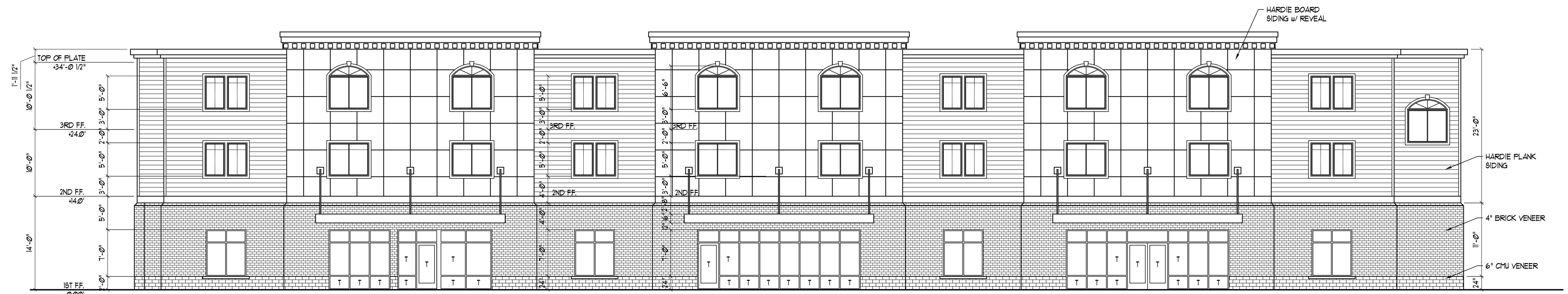
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

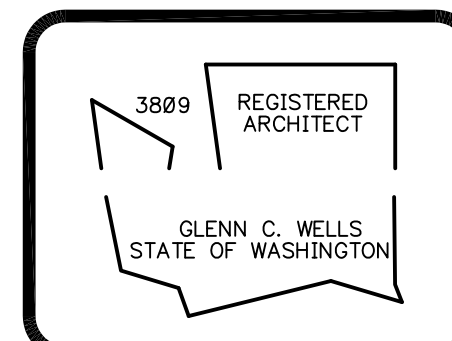


EAST ELEVATION

SCALE: 1/8"=1'-0"



GLENN C WELLS, A.I.A.
 324 WEST BAY DRIVE SUITE 102 OLYMPIA, WA 98502
 (360) 352-4553



date: 10-17-17
 drawn: R.C.T.
 checked: G.C.W.

city issue: .
 revisions:

title:	sheet no.
ELEVATIONS ARLINGTON MIXED-USE BUILDING - ARLINGTON, WASHINGTON 98284	A5.0

